



**Centennial Valley Acreage, Beaverhead County, Montana, 280.00 Acres**

**\$1,100,000**

- Agriculture, Wildlife Viewing

This property located in the heart of the Centennial Valley includes two parcels that are fully fenced and total 280 deeded acres of incredible pasture as well as an additional 80 acres of leased BLM. The surrounding views of the valley and the Centennial Mountains are breathtaking. There is ample water from two different sources – Jones Creek and Winslow Creek. Water rights are included. There is so much opportunity here. In addition to great grazing, this property would be an ideal spot for a hunting lodge. Or, the remote location would perfect to make it your own private and peaceful getaway where all you hear are the cows mooing and the birds singing . An existing grazing lease brings in a nice source of passive income, icing on the cake!

**Main Info**

- Street Address : TBD Brundage Lane
- Lot Size Acres : 280.00 Acres
- Postal / Zip Code : 59739
- Dwelling : No
- State / Province : Montana
- (Assessor) Parcel Number : 0000102132
- County : Beaverhead
- Closest City : Lima

**Taxes**

Tax Year : 2023

Estimated Taxes per year are \$315.00

## Broker Info



### **Nick Dodge**

**Clearwater Properties**

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Nick is a native Montanan born and raised in Southwest Montana. He is a proud graduate of the University of Montana where he studied Human Biology. His love of being in the outdoors and sharing this passion with others influenced him to begin a full-time career in real estate. Nick grew up hunting and fishing Montana's mountains and streams, and he aims to use his honesty and knowledge of Montana's recreational opportunities while assisting clients in finding their dream Montana property. He specializes in farm, ranch, and recreational properties. Nick is a former youth sports coach at the Missoula YMCA. Nick an avid baseball fan. He volunteers as a part time American Legion baseball coach and Little League umpire. He also loves country music and shed antler hunting with his yellow lab, Duke.

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